



**68 Woodstock Road SW
Calgary, Alberta**

MLS # A2289072



\$774,888

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,226 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Storage		

Inclusions: .

In close proximity to Fish Creek Park and the Canyon Meadows Golf & Country Club, this oversized family home is ready for its next chapter! Woodlands is an incredible community to grow roots and raise a family. With Costco and all of the other shops at Buffalo Run, you never have to travel far to get what you need and there are schools and daycares right in the neighbourhood. Lovingly cared for by the original owner for nearly 40 years, this spacious home has great bones for your renovation ideas! With over 3,200 total square feet in this home, there is space to spread out. The main floor has wow-factor when you first enter, featuring custom tile flooring and a spiral staircase with solid wood bannister & panelling. The hardwood flooring is in immaculate condition in this home! There is ample space for any kitchen layout - bring your ideas! - and the sliding doors to the backyard make entertaining and gardening a breeze. Wood-burning fireplace in the rear family room with custom built-ins plus a powder room nicely tucked away on this level. Upstairs there is even more wow-factor when you enter the double doors to the most enormous primary suite! Bring all of your furniture and all of your clothes - there is room for it all :) Two additional bedrooms with oversized main bathroom. The basement is fully finished with a vintage bar, large rec room, storage/laundry, 3-piece bath and a storage room/den that could be converted to a 4th bedroom. New shingles in 2016 and new furnaces in Dec 2024 along with newer fridge, washer & dryer. Fun feature - the attached garage has a vented wood smoker that the family used for smoked meats over the years! Come and create lasting family memories in this immaculate home in desirable Woodlands!